

**AN ORDINANCE AMENDING THE ZONING CODE AND OFFICIAL
MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY
5.4 ACRES OWNED BY HURSHEL W. AND LINDA SALE, LOCATED
AT 3030 US HIGHWAY 60 FROM R1-M TO C-2**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF REPUBLIC,
MISSOURI, AS FOLLOWS:**

WHEREAS, an application for amendment of the Zoning Code to rezone real estate located at 3030 US Highway 60 in the City of Republic, Missouri, by changing the zoning classification from R1-M to C-2 was submitted to the Planning and Development Staff by the City of Republic (hereinafter "Applicants"); and

WHEREAS, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set the 21st day of February, 2006, as the date a Public Hearing would be held on such application and proposed amendment; and

WHEREAS, notice of the time and date of Public Hearing was given by publication on January 25th 2006, in *The Republic Monitor*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the Public Hearing; and

WHEREAS, a Public Hearing was conducted by the Planning and Zoning Commission on the 21st day of February, 2006, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the Board of Aldermen; and

WHEREAS, the Planning and Zoning Commission, by a vote of 6 to 0, did recommend to approve such application for rezoning and to amend the Zoning Code; and

WHEREAS, notice of the time and date of the Public Hearing at which the application for rezoning and to amend the Zoning Code would be submitted to the Board of Aldermen was given by publication on January 25th, 2006, in *The Republic Monitor*, a newspaper of general circulation in the City of Republic; such notice being at least 15 days before the date set for Public Hearing; and

WHEREAS, a Public Hearing was conducted, and the application for rezoning and to amend the Zoning Code was submitted to the Board of Aldermen at its regular meeting held on the 27th day of February, 2006, after which the Board did proceed to vote to rezone such property and amend the zoning code accordingly; and

WHEREAS, the City gave notice of such Public Hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned by certified mailings to such record owners.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE
CITY OF REPUBLIC AS DESCRIBED, AS FOLLOWS:**

SECTION 1: That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relate to a certain tract of realty located at 3030 US Highway 60 changing the zoning classification thereof from R1-M to C-2, such tract being more fully described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TEN (10) TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE WEST 441.4 FEET; THENCE NORTH 407.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY # 166; THENCE NORTHEASTERLY 500 FEET; THENCE SOUTHEASTERLY 27.8 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH 684.7 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

ALSO, A STRIP OF LAND APPROXIMATELY THREE (3) FEET IN WIDTH EAST AND WEST AT THE NORTHERN POINT AND 7.4 FEET EAST AND WEST AT THE SOUTHERN POINT, AND 684.7 FEET NORTH AND SOUTH, SAID TRACT BEING A STRIP OF LAND ADJACENT TO AND IMMEDIATELY EAST OF THE ABOVE-DESCRIBED PROPERTY

SECTION 2: In all other respects other than those herein amended, modified or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its date of passage.

Passed and approved at a regular meeting of the Board of Aldermen of the City of Republic, Missouri, this _____ day of _____, 2006.

ATTEST:

Brenda Jackson, City Clerk

James H. Collins, Mayor

Approved for Board Action: _____, City Administrator

Approved as to Form: _____, City Attorney